



£525,000

TENURE : FREEHOLD

Manor Road, Waltham Abbey EN9

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Chain Free

3 Bedrooms

Cul-De-Sac

Off-Street Parking

Large Kitchen/Diner

South West facing Garden

Gracechurch Property Services
Ability House, 121 Brooker Road, Waltham Abbey, Essex, EN9 1JH
tom@gracechurch-property.co.uk | 02034180582
Website: <http://gracechurch-property.co.uk>



Gracechurch Property Services are delighted to market this 3 bedroom, semi-detached home, Manor Road EN9.

Situated within a quiet cul-de-sac, on the outskirts of the historic Waltham Abbey Town Centre, with the shops, bistros and pubs all within a five-to-ten minute walk from the doorstep, along with the bi-weekly outdoor market.

Manor Road has been lovingly restored by the current owners and boasts a large kitchen/diner, perfect for the family to enjoy and ideal for entertaining. This property also benefits from the comforts of the spacious living room and an abundance of natural light throughout.

Upstairs are three good size bedrooms, one with en-suite, along with options to extend or reconfigure.

The rear garden is south westerly facing, providing dining options that catch the afternoon and evening sun. The sellers utilise their shed for both storage and a fully equipped gym for those evening workouts.

Other Information...

Vendor's Position: Suited - Offered CHAIN FREE

Parking Arrangements: Off-street

Council Tax Band: E (£2,447 p/yr)

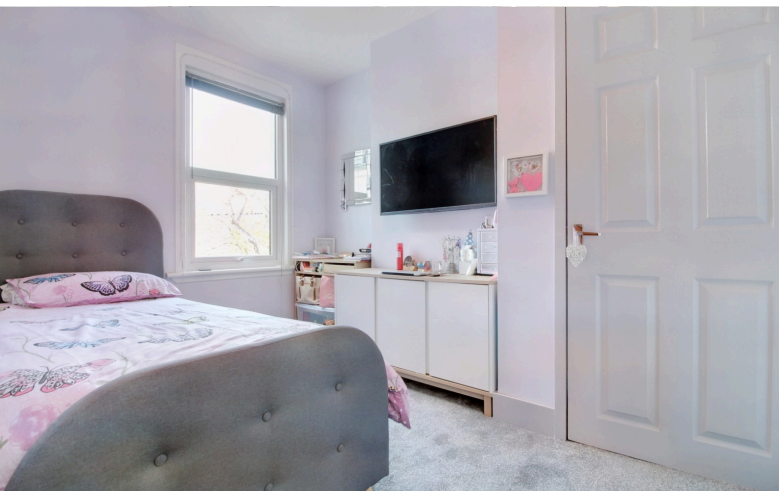
Tenure: Freehold

Location of Boiler: Kitchen (less than 3 years old)

Windows: Double Glazed Windows

Borough: Epping Forest





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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